

Planning Applications Committee: 21 December 2010

URGENT ITEM

Riverside Heights, Norwich City Football Club, Carrow Road.

Case Officer contact details:

Rob Parkinson, Senior Planning Officer (Development) (01603 212765)

Proposal:

Variation to the resolution of the Planning Applications Committee made on 14th October 2010 to grant planning permission for application 10/01107/RM at Riverside Heights, Carrow Road, to allow an extension to the period of time allowed for completion of the associated S106 Agreement.

1. The above application ref 10/01107/RM was described as “Reserved Matters for the access, appearance, landscaping, layout and scale of the revised design of the second phase of the residential development (174 residential units) for outline planning permission (App. No. 4/2002/1281/O) 'Replacement of South Stand (8000 seats), new corner stand (1500 seats), hotel, decked car park and residential development with associated highway works”.
2. Members may recall that the planning application was considered by Committee on 14th October 2010 and the Committee resolved to grant planning permission for the scheme subject to the completion of a satisfactory S106 Agreement for affordable housing, transportation and appropriate library contributions.
3. However, the application was also determined with a dual resolution, whereby in the event of the Section 106 Agreement not being completed by 24th December 2010, Members resolved to delegate authority to the Head of Planning Services to refuse the application for the following reason:

“In the absence of a legal agreement or undertaking relating to the provision of affordable housing, sustainable transport measures and library contributions the proposal is contrary to saved policies HOU4, TRA11 and HOU6 of the adopted City of Norwich Replacement Local Plan (November 2004).”
4. Whilst some progress has been made in preparing the agreement, arranging the final details is proving a lengthy process, and it is considered appropriate to ask Members to revise their resolution and allow completion of the Section 106 Agreement by 31st March 2011.

Recommendation

Members are asked to agree a deed of variation to the resolution of the Planning Applications Committee, to allow an extension of time for completion of the S106 Agreement for application 10/01107/RM, at Riverside Height, Carrow Road, and resolve to:

(1) to approve application 10/01107/RM at Norwich City Football Club, Carrow Road, Norwich, NR1 1JE, and GRANT PLANNING PERMISSION subject to the satisfactory completion of a Section 106 Agreement by 31st March 2011, to include affordable housing provision, sustainable transport measures and library contributions as appropriate, and subject to the conditions and advisory notes, and for the same reasons, as listed in the original resolution [14th October 2010].

(2) In the event that completion of a satisfactory Section 106 Agreement is not achieved by 31st March 2011, to include affordable housing provision, sustainable transport measures and library contributions as appropriate, to delegate authority to the Head of Planning Services to refuse application 10/01107/RM at Norwich City Football Club, Carrow Road, Norwich, NR1 1JE, for the following reason:

In the absence of a legal agreement or undertaking relating to the provision of affordable housing, sustainable transport measures and library contributions the proposal is contrary to saved policies HOU4, TRA11 and HOU6 of the adopted City of Norwich Replacement Local Plan (November 2004).

Ends.

Graham Nelson
Head of Planning Services
21st December, 2010